

## RESIDENTIAL PROPERTY

### Residential Property

Our team of property solicitors have considerable experience in dealing with all types of Residential Property matters. We offer expert, friendly and dependable advice to guide you through your property transaction. We make use of the latest on-line facilities to ensure that we are able to meet your needs in an efficient and cost effective way.

Our experienced team undertakes a broad variety of work including:

### Buying and Selling

Our well established Property Department has extensive experience in dealing with the sale and purchase of both freehold and leasehold properties. Whether you are buying an existing property, a newly built property, or are purchasing using one of the shared ownership arrangements, our team is on hand to guide you through the process and to ensure that the transaction proceeds as smoothly as possible.

We have our own case management system in place to ensure that a sale and purchase moves forward efficiently and cost effectively. If you are buying a property we can advise on survey choices and mortgage conditions and we will provide you with a comprehensive and clear report on the relevant legal issues concerning the property. For sellers we will put together the contract package and pro-actively monitor progression of the matter to ensure that it can smoothly progress to completion.

Having been an established local firm for over 250 years, we have long standing relationships with other professionals involved in property transactions. We keep in close contact with them to minimise the risk of problems arising.

### Financing

Clients are increasingly seeking to ensure they have the best mortgage product available on the market with frequent re-mortgaging transactions not uncommon.

Our experienced team provide an efficient and streamlined service ensuring your re-financing transaction proceeds smoothly, whether it be a conventional re-mortgage, a buy-to-let mortgage or equity release scheme.

### Title Issues

We are able to assist you with any questions you may have regarding your ownership of a property and the rights that affect it and those around it. Our specialist team can advise you on a whole range of frequently encountered issues such as covenants, rights of way, boundaries, party walls, common land, public rights, drainage and services, and wayleave agreements.



### Landlord and Tenant

Our Property Team has extensive experience in this area. We appreciate that this can be a complex area of law where clients really benefit from clear expert advice. We frequently deal with lease extensions, tenancy agreements, lease enfranchisements, freehold purchases by the tenants, and right to manage companies.

We also advise buy-to-let investors on the regulations imposed on landlords to ensure that they comply with the relevant law.



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